

Unofficial 20: Document

RECORDING REQUESTED BY
AMERICAN TITLE SERVICE AGENCY, LLC.

AND WHEN RECORDED MAIL TO:

NICHOLAS BALDWIN AND ASHLEY BALDWIN
20301 EAST SUPERSTITION DRIVE
QUEEN CREEK, AZ 85142

KN'
Ho'

Escrow #: 229635-050

2/3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,

James Ray Epps, Sr and Robyn Rae Epps, Co-Trustees of the Epps Family Trust under Agreement dated September 15, 2011,

do/does hereby convey to

Nicholas Baldwin and Ashley Baldwin, husband and wife,

the following real property situated in Maricopa County, Arizona:

LOT 38, OF ELLSWORTH SUBURBAN MINI-FARMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 144 OF MAPS, PAGE 11; AND CERTIFICATE OF CORRECTION RECORDED IN BOOK 150 OF MAPS, PAGE 1.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

8th day of April, 2022

GRANTOR(S):
Epps Family Trust

By:

James Ray Epps, Co-Trustee

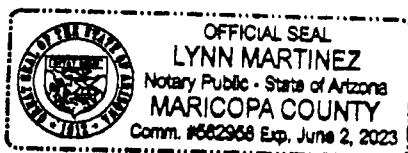
By:

Robyn Rae Epps, Co-Trustee

State of Arizona

County of Maricopa

(Affix notary seal here)



On this 28 day of April, 2022, before me personally appeared James Ray Epps, Sr. and Robyn Rae Epps, Trustee for James Ray Epps, Sr and Robyn Rae Epps, Co-Trustees of the Epps Family Trust under Agreement dated September 15, 2011 whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document

Notary Public

My commission expires on

06.02.23

ACCEPTANCE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

Escrow #: 229635-050

THAT certain deed dated April 8, 2022, Wherein

James Ray Epps, Sr and Robyn Rae Epps, Co-Trustees of the Epps Family Trust under Agreement dated September 15, 2011, Grantor(s),

convey to

Nicholas Baldwin and Ashley Baldwin, husband and wife, Grantee(s),

THAT each for himself or herself and jointly, but not for the other, affirm that the undersigned have offered to purchase the real property situated in Maricopa County, Arizona, described as follows:

LOT 38, OF ELLSWORTH SUBURBAN MINI-FARMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 144 OF MAPS, PAGE 11; AND CERTIFICATE OF CORRECTION RECORDED IN BOOK 150 OF MAPS, PAGE 1.

THAT each of the undersigned individually and jointly as such Grantee hereby declare that is it their intention to accept such conveyance as joint tenants with right of survivorship, not as tenants in common, not as a community property estate and not as community property with right of survivorship.

THAT by the execution and delivery of this Acceptance of Joint Tenancy with Right of Survivorship, the undersigned intend to evidence their acceptance of said deed as joint tenancy with right of survivorship, and hereby direct and authorize this attachment to be attached to said deed, and to be recorded in the public record.

Dated: April 8, 2022

GRANTEE(S):

Unofficial Document

Nicholas Baldwin
Nicholas Baldwin

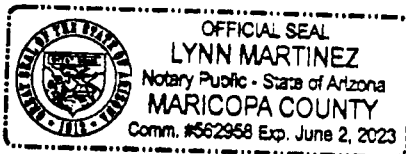
Ashley Baldwin
Ashley Baldwin

State of Arizona

County of Maricopa

On this 28 day of April, 2022, before me personally appeared Nicholas Baldwin and Ashley Baldwin, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

[Signature]
Notary Public
My commission expires on 06.02.23



(Affix notary seal here)

TRUST CERTIFICATION

Escrow #: 229635-050

James Ray Epps, Sr. and Robyn Rae Epps, Trustee, hereby declares, ratifies and affirms, under penalty of perjury, the following statements to be true and correct:

1. The Epps Family Trust (Name of Trust) is currently in existence and was executed on 9/15/2011.
2. The settlor(s) of the Trust are: James Ray Epps, Sr. and Robyn Rae Epps.
3. The currently acting Trustee(s) of the Trust and address(es) is (are):
James Ray Epps, Sr. and Robyn Rae Epps
20325 E. Superstition Dr., Queen Creek, AZ 85142
4. The power of the Trustee(s) includes:
 - (a) The power to sell, convey and exchange: ☒ Yes ☐ No
 - (b) The power to borrow money and encumber the trust property with a Deed of Trust or Mortgage: ☒ Yes ☐ No
5. The Trust is ☒ Revocable ☐ Irrevocable
If Revocable, the following party(ies) is (are) identified as having the power to revoke the trust:
(a) [Enter Data] # 3
6. The Trust ☒ Does ☐ Does Not have multiple Trustees.
(a) If the Trust has multiple Trustees, the signatures of the Trustees are required to exercise the powers of the Trust: (mark one of the following)
☒ ALL ☐ ANY _____
7. Pursuant to A.R.S. 33-404, the Beneficiaries (and their addresses) for the above referenced Trust are as follows:
8. James Ray Epps, Sr. and Robyn Rae Epps, 20325 E. Superstition Dr., Queen Creek, AZ 85142

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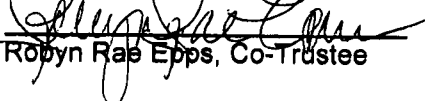
The undersigned Trustee(s) declare(s) that the Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.

Dated: April 8, 2022

TRUSTEE:

Epps Family Trust

By: 
James Ray Epps, Sr. Trustee

By: 
Robyn Rae Epps, Co-Trustee